

# 1125 MAIN STREET

1125 Main Street  
Somesville  
\$395,000



*Distinctive properties.  
Legendary service.*



- Classic open floor plan
- Sits beside idyllic brook fed by Somes Pond which terminates next to the house at Mill Pond with its iconic arched foot brige.
- 2-bedrooms, 1-bath with sizable kitchen that opens to a great room



For more information, please contact: **THE KNOWLES COMPANY**

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322

*The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.*

info@KnowlesCo.com  
www.KnowlesCo.com

Public Detail Report

MLS #: 1591957

County: Hancock

Seasonal: No

List Price: \$395,000

Status: Active

Property Type: Residential

Original List Price: \$395,000

Directions: Rte 102 (Main Street) to the center of Somesville's village. The house sits next to the Mill Pond on right (west) side heading south.



**1125 Main Street  
Mount Desert, ME  
04660-6323**

**List Price: \$395,000  
MLS#: 1591957**



**General Information**

Sub-Type: Single Family Residence	Year Built: 1939	Rooms: 4	Sqft Fin Abv Grd+/-: 1,265
Style: Bungalow	Fireplaces Total: 0	Beds: 2	Sqft Fin Blw Grd+/-: 0
		Baths: 1/0	Sqft Fin Total+/-: 1,265
			Source of Sqft: Appraiser

**Land Information**

Leased Land: No	Waterfront: Yes	Waterfront Amount: 56	Zoning: VR2
Lot Size Acres +/-: 0.05	Src of Wtrfrt: Deed	Waterfront Owned: 56	Zoning Overlay: No
Source of Acreage: Deed	Water Views: Yes	+/-:	
Surveyed: No		Waterfront Shared: 0	
		+/-:	
		Water Body: Mill Pond	
		Brook	
		Water Body Type: Brook; Stream	

**Interior Information**

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Dryer; Electric Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Great Room			First	
Kitchen			First	
Bedroom 1			First	
Bedroom 2			First	

**Property Features**

Site: Level; Sidewalks	Construction: Wood Frame
Driveway: Paved	Basement Info: None
Parking: 1 - 4 Spaces; Off Street	Foundation Materials: Poured Concrete; Slab
Location: Historic District; Intown; Neighborhood	Exterior: Vinyl Siding
Restrictions: No Restrictions	Roof: Composition; Shingle
Rec. Water: Nearby	Heat System: Baseboard; Hot Water
Roads: Paved; Public	Heat Fuel: Oil
Transportation: Public Transport Access	Water Heater: Electric
Electric: Circuit Breakers	Cooling: None
Gas: No Gas	Floors: Vinyl; Wood
Sewer: Public Sewer	Veh. Storage: No Vehicle Storage
Water: Other; Public; Well Existing on Site	Garage: No
Basement Entry: Not Applicable	Amenities: 1st Floor Bedroom; Laundry - 1st Floor; One-Floor Living
	Patio and Porch Features: Deck
	Accessibility Amenities: Level Entry
	View: Trees/Woods

**Tax/Deed Information**

Book/Page/Deed: 7282/94/All	Full Tax Amt/Yr: \$2,304/ 2023	Map/Block/Lot: 211/005
Deed/Conveyance Type: Quit Claim w/ Covenant	School District: Mount Desert Public Schools	Tax ID: MTDS-000021-000000-000005

**Remarks**

Remarks: Somesville Bungalow is reminiscent of a classic open floor plan retreat, but surprisingly spacious given its footprint. It sits on the idyllic brook fed by Somes Pond, which terminates next to the house at the Mill Pond, with its iconic arched foot bridge. The property features 2 bedrooms and 1 bath, and the sizable kitchen opens to the great room, which is generous enough to create four separate living areas, while having views of the brook. One-floor living has many advantages, and whether used as a primary residence or vacation rental, the comfort of this house is very appealing.

LO: The Knowles Company

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**Listing provided courtesy of:**

The Knowles Company  
One Summit Road  
Northeast Harbor, ME 04662  
207-276-3322

*info@knowlesco.com*

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MAINE  
Listings





**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): .....  N/A  Yes  No  Unknown  
Quantity: .....  Yes  No  Unknown  
Quality: .....  Yes  No  Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
~~If Yes, Date of most recent test. \_\_\_\_\_ Are test results available? ..  Yes  No~~  
~~To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No~~  
~~If Yes, are test results available? .....  Yes  No~~  
~~What steps were taken to remedy the problem? \_\_\_\_\_~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: West side/back yard of house

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 2-3

Does system supply water for more than one household?  Yes  No  Unknown

Comments: Well is shared with 1127 Main St. Water possibly tested, no records

Source of Section I information: Seller, observation

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public     Private     Quasi-Public \_\_\_\_\_     Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?.....  Yes  No

If Yes, what results: \_\_\_\_\_

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

~~Tank.     Septic Tank     Holding Tank     Cesspool     Other. \_\_\_\_\_~~

~~Tank Size:  500 Gallon     1000 Gallon     Unknown     Other: \_\_\_\_\_~~

~~Tank Type.     Concrete     Metal     Unknown     Other. \_\_\_\_\_~~

~~Location: \_\_\_\_\_ OR  Unknown~~

~~Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_~~

~~Have you experienced any malfunctions? .....  Yes  No~~

~~If Yes, give the date and describe the problem: \_\_\_\_\_~~

~~Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_~~

~~Leach Field: .....  Yes     No     Unknown~~

~~If Yes, Location: \_\_\_\_\_~~

~~Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_~~

~~Date of last servicing of leach field. \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_~~

~~Have you experienced any malfunctions? .....  Yes  No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No~~

~~If Yes, are they available? .....  Yes  No~~

~~Is System located in a Shoreland Zone? .....  Yes     No     Unknown~~

Comments: **Property is on public sewer**

Source of Section II information: **Seller, public record**

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Forced hot air	*****	*****	*****
Age of system(s) or source(s)	TBD			*****
TYPE(S) of Fuel	Oil	*****	*****	*****
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	TBD	*****	*****	*****
Name of company that services system(s) or source(s)	TBD	*****	*****	*****
Date of most recent service call		*****	*****	*****
Malfunctions per system(s) or source(s) within past 2 years	NONE	*****	*****	*****
Other pertinent information		*****	*****	*****

- Are there fuel supply lines? .....  Yes  No  Unknown
- Are any buried? .....  Yes  No  Unknown
- Are all sleeved? .....  Yes  No  Unknown
- Chimney(s): .....  Yes  No
- ~~If Yes, are they lined? .....  Yes  No  Unknown~~
- ~~Is more than one heat source vented through one flue? .....  Yes  No  Unknown~~
- ~~Had a chimney fire? .....  Yes  No  Unknown~~
- ~~Has chimney(s) been inspected? .....  Yes  No  Unknown~~
- ~~If Yes, date: \_\_\_\_\_~~
- ~~Date chimney(s) last cleaned: \_\_\_\_\_~~
- Direct/Power Vent(s): .....  Yes  No  Unknown
- ~~Has vent(s) been inspected? .....  Yes  No  Unknown~~
- ~~If Yes, date: \_\_\_\_\_~~

Comments: Oil tank that feeds 1125 Main St. is located in adjacent property (1127 Main St.)

Source of Section III information: Seller, observation

**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown
- ~~If Yes, are tanks in current use? .....  Yes  No  Unknown~~
- ~~If no longer in use, how long have they been out of service? \_\_\_\_\_~~
- ~~If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown~~
- ~~Are tanks registered with DEP?  Yes  No  Unknown~~
- ~~Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_~~
- ~~Location: \_\_\_\_\_~~

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage: .....  Yes  No  Unknown~~

Comments: **No known underground tanks**

Source of information: **Seller, records**

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: .....  Yes  No  Unknown

Comments: **Asbestos not likely, but possible due ot age of structure**

Source of information: **Seller, observation**

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

~~If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_~~

~~Results: \_\_\_\_\_~~

~~If applicable, what remedial steps were taken? \_\_\_\_\_~~

~~Has the property been tested since remedial steps? .....  Yes  No  Unknown~~

~~Are test results available? .....  Yes  No~~

Results/Comments: **Possibly tested, no records**

Source of information: **Seller**

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

~~If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_~~

~~Results: \_\_\_\_\_~~

~~If applicable, what remedial steps were taken? \_\_\_\_\_~~

~~Has the property been tested since remedial steps? .....  Yes  No  Unknown~~

~~Are test results available? .....  Yes  No~~

Results/Comments: **Possibly tested, no records**

Source of information: **Seller**

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: **Seller has been in possession of property for some time.**

Source of information: **Seller, observation**



PROPERTY LOCATED AT: 1125 Main St., Mount Desert, ME 04660

**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: None

Source of information: Seller, observation

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: None

Source of information: Seller, records

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V — GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: 1125 and 1127 Main share a well, and 1125 benefits from oil tank located in 1127

Source of information: Seller, observation, records

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? .....  Yes  No  Unknown

~~If No, who is responsible for maintenance? \_\_\_\_\_~~

~~Road Association Name (if known): \_\_\_\_\_~~

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_



Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

~~If Yes, explain:~~ \_\_\_\_\_

~~Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown~~

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown  
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: NONE

Year Principal Structure Built: 1939

What year did Seller acquire property? 1994

Roof: Year Shingles/Other Installed: TBD

Water, moisture or leakage: \_\_\_\_\_

Comments: Roof is relatively new, age TBD

~~Foundation/Basement:~~

~~Is there a Sump Pump?  Yes  No  Unknown~~

~~Water, moisture or leakage since you owned the property:  Yes  No  Unknown~~

~~Prior water, moisture or leakage?  Yes  No  Unknown~~

Comments: House is constructed on a slab

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: TBD

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

Manufactured Housing – Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
.....  Yes  No  Unknown

Comments: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects

Comments: None

Source of Section V information: Seller, public records

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

**SECTION VI – ADDITIONAL INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

\_\_\_\_\_  
SELLER DATE  
**Julianna Bennoch**

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

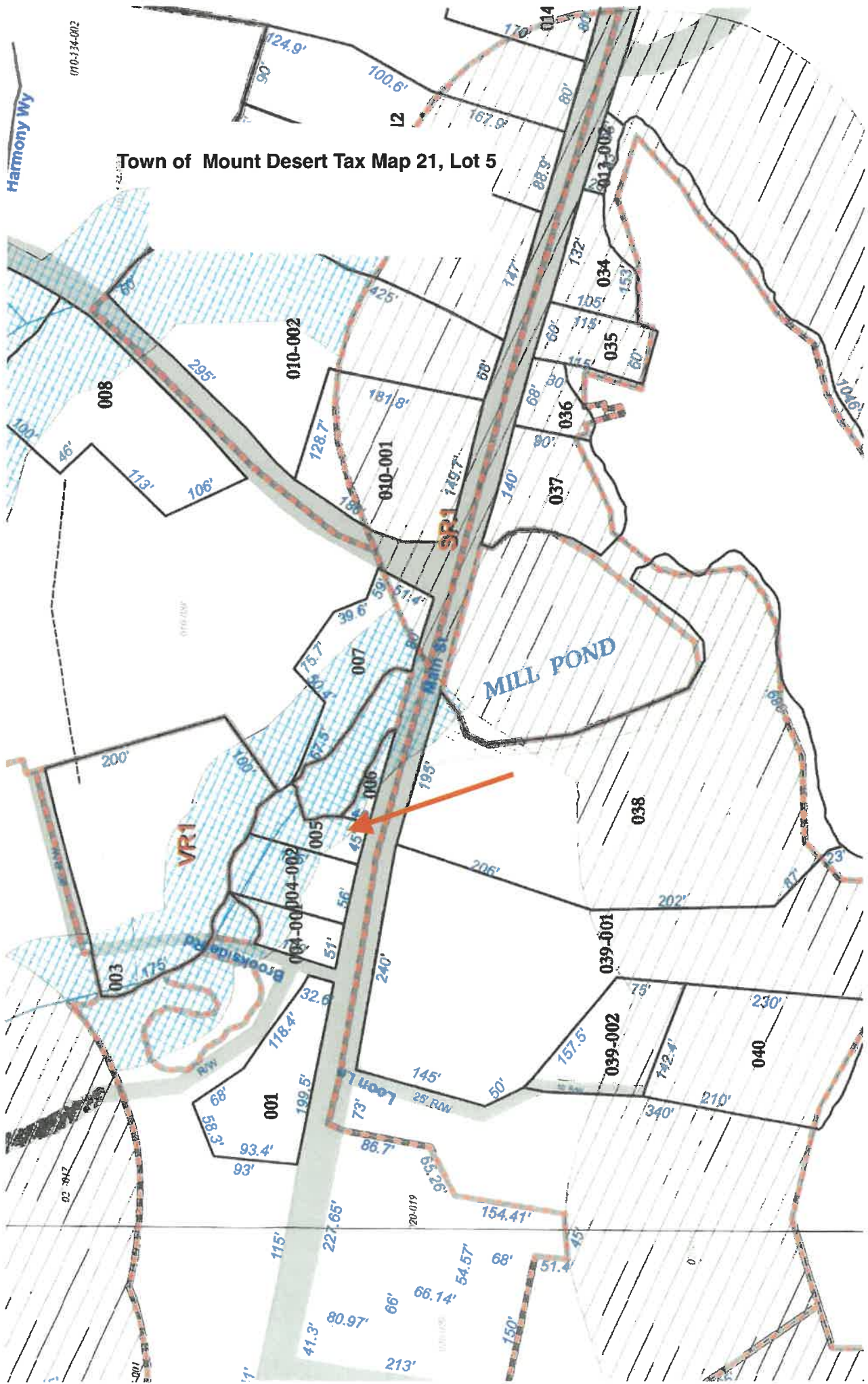
\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

Town of Mount Desert Tax Map 21, Lot 5





Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	VR1	VR2	R1	R2
<b>DIMENSIONS see Notes (b) (h<sup>1</sup>)</b>				
<b>MINIMUM LOT AREA:</b> A. with public sewer B. without public sewer. C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* * see Note (k)	10,000 sq ft 1 acre 5,000 sq ft 20,000 sq ft State Minimum	20,000 sq ft 1 acre 10,000 sq ft 20,000 sq ft State Minimum	1 acre 1 acre 20,000 sq ft 20,000 sq ft State Minimum	2 acres 2 acres 1 acre 1 acre State Minimum
<b>MINIMUM WIDTH OF LOTS:</b> Shore Frontage	N/A	N/A	N/A	N/A
<b>SETBACKS FROM:</b> normal high water line of a water body (stream), tributary stream or upland edge of a wetland  Great Ponds public or private road* property lines** * see Note (c)* ** see Note (d)	75 ft N/A 20 ft 10 ft	75 ft N/A 30 ft 15 ft	75 ft N/A 30 ft 15 ft	75 ft N/A 30 ft 25 ft
<b>MAXIMUM LOT COVERAGE</b>	40%	40%	40%	40%
<b>MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS</b>	20 ft	20 ft	20 ft	20 ft

Continued...



# Fact Sheet: Arsenic Treated Wood

Department of Health and  
Human Services  
11 State House Station  
Augusta, ME 04333

Maine CDC  
Environmental and  
Occupational Health Program  
Toll Free in Maine: 866-292-3474  
Fax: 207-287-3981  
TTY: 207-287-8066  
Email: ehu@maine.gov

## Does Your New Home Have Arsenic (CCA) Treated Wood?

### IF YOU WORK WITH CCA WOOD

- NEVER burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

### TO LEARN MORE

Eric Frohberg  
Environmental and  
Occupational Health  
Program  
Maine CDC  
Toll-free in Maine 866-  
292-3474  
TTY: 207-287-8066  
www.maine.gov/dhhs/  
eohp

#### First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

#### Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

#### Third: If you have any questions, call us toll-free in Maine: 866-292-3474

## Common Questions

### What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

### What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

# Have you tested your well water for arsenic?



## Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

## Protect your family.

**Test your well for arsenic every 3 to 5 years.**

### How to Test Your Well Water

#### 1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: [wellwater.maine.gov](http://wellwater.maine.gov). Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

#### 2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.
- Watch a video on how to do a water test: [youtube.com/user/MainePublicHealth](http://youtube.com/user/MainePublicHealth)

#### 3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

### Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

### Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

### Protect your family. Test your well.

- For more information: [wellwater.maine.gov](http://wellwater.maine.gov)
- Call for advice: **866-292-3474** • TTY: **Call Maine Relay 711**







Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a disclosed dual agent.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. Both the buyer and the seller must consent to this type of representation in writing.

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of The Knowles Company  
Company/Agency

MREC Form#3 Revised 07/200  
Office Title Changed 09/201

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.